113.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	565,700 / 565,700
					USE VALUE:	565,700 / 565,700
					ASSESSED:	565,700 / 565,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KABRA RAHUL
Owner 2:	
Owner 3:	
Street 1:	138 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLOCH ANNE C -
Owner 2:	-
Street 1:	138 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,392 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Aluminum Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4392.000	179,500		386,200	565,700
Total Card	0.101	179,500		386,200	565,700
Total Parcel	0.101	179,500		386,200	565,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.06 | /Parcel: 491.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 72227
GIS Ref:
GIS Ref:
Insp Date: 08/09/18

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	179,500	0	4,392.	386,200	565,700	565,700	Year End Roll	12/18/2019
2019	101	FV	165,400	0	4,392.	380,700	546,100	546,100	Year End Roll	1/3/2019
2018	101	FV	165,200	0	4,392.	292,400	457,600	457,600	Year End Roll	12/20/2017
2017	101	FV	165,200	0	4,392.	275,900	441,100	441,100	Year End Roll	1/3/2017
2016	101	FV	165,200	0	4,392.	253,800	419,000	419,000	Year End	1/4/2016
2015	101	FV	144,700	0	4,392.	237,300	382,000	382,000	Year End Roll	12/11/2014
2014	101	FV	144,700	0	4,392.	218,500	363,200	363,200	Year End Roll	12/16/2013
2013	101	FV	144,700	0	4,392.	218,500	363,200	363,200		12/13/2012

!8777!

PRINT

Date	Time
12/10/20	23:19:10

LAST REV

Date	Time
08/30/18	18:17:40

apro

PAT ACCT. 8777

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOCH ANNE C,	1497-134		10/4/2016		508,000	No	No		
	1008-98		1/1/1986		144,000	No	No		Y

USER DEFINED

Prior Id # 1:	72227
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2012	1281	Manual	3,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	294	PATRIOT
5/5/2000	Inspected	276	PATRIOT
2/7/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4392		Sq. Ft.	Site		0	70.	1.26	6									386,231						386,200	

Total AC/HA: 0.10083 | Total SF/SM: 4392 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,231 | Spl Credit | Total: 386,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.34776711
Const Adj.:	0.98145747
Adj $ / SQ:	119.050
Other Features:	59155
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	260093
Depreciation:	80629
Depreciated Total:	179464

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

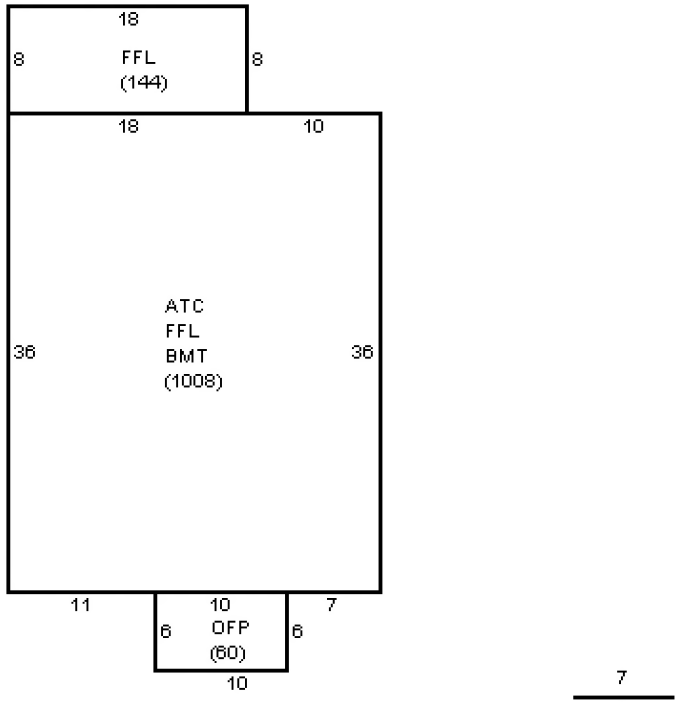
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	119.050	137,145
BMT	Basement	1,008	35.710	36,001
ATC	Attic	353	71.430	25,200
OFP	Open Porch	60	43.180	2,591

	Net Sketched Area:	2,573		Total:	200,937
Size Ad	1504.7999	Gross Are	3228	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	119.05
Special Features:	0	Val/Su Net:	69.76
Final Total:	179500	Val/Su SzAd	119.28

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	